

EISENHOWER

BLOCK 20

ALEXANDRIA, VA



PROPERTY HIGHLIGHTS:

Block 20 is located just off the Capital Beltway and steps away from over 1,500 luxury apartments owned by the developer of the site, Paradigm.

This 3+ acre site will be the new home of a 45,000 SF +/- Grocer and approximately 6,000 SF of retail space with abundant surface parking.

ADDRESS:
2200 Mill Road Alexandria, VA 22314

2015 DEMOGRAPHICS

RADIUS	HH INCOME	POPULATION
1 mile:	\$136,258	30,420
3 mile:	\$130,313	148,234
5 mile:	\$107,102	471,151

TRAFFIC COUNT

135,000 vehicles per day
 Capital Beltway and Mill Road

NEARBY METRO

Eisenhower Avenue Metro Station
 King Street Metro
 Huntington Metro



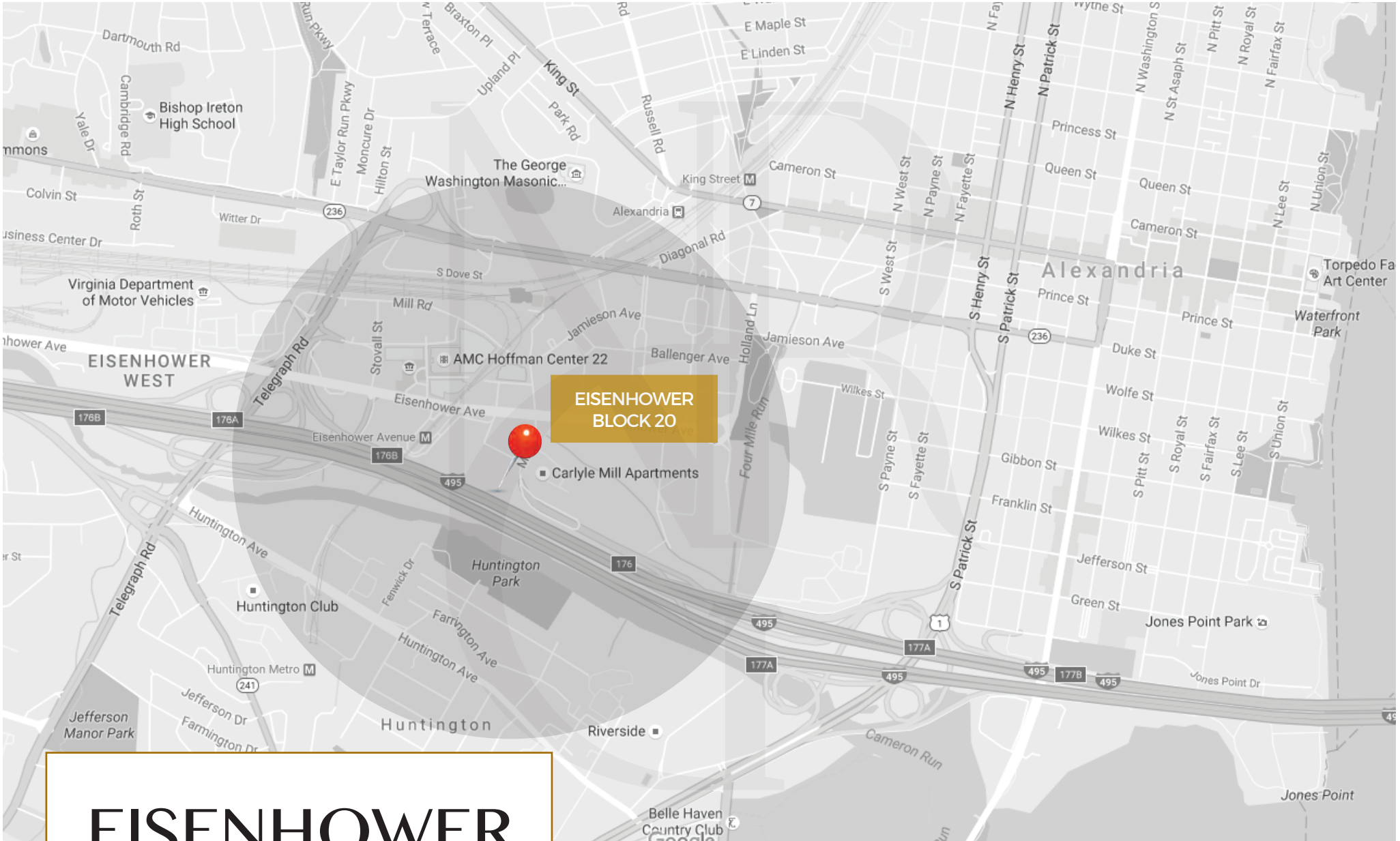
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NEIGHBORHOODRETAIL.COM



**EISENHOWER
BLOCK 20**

■ Carlyle Mill Apartments

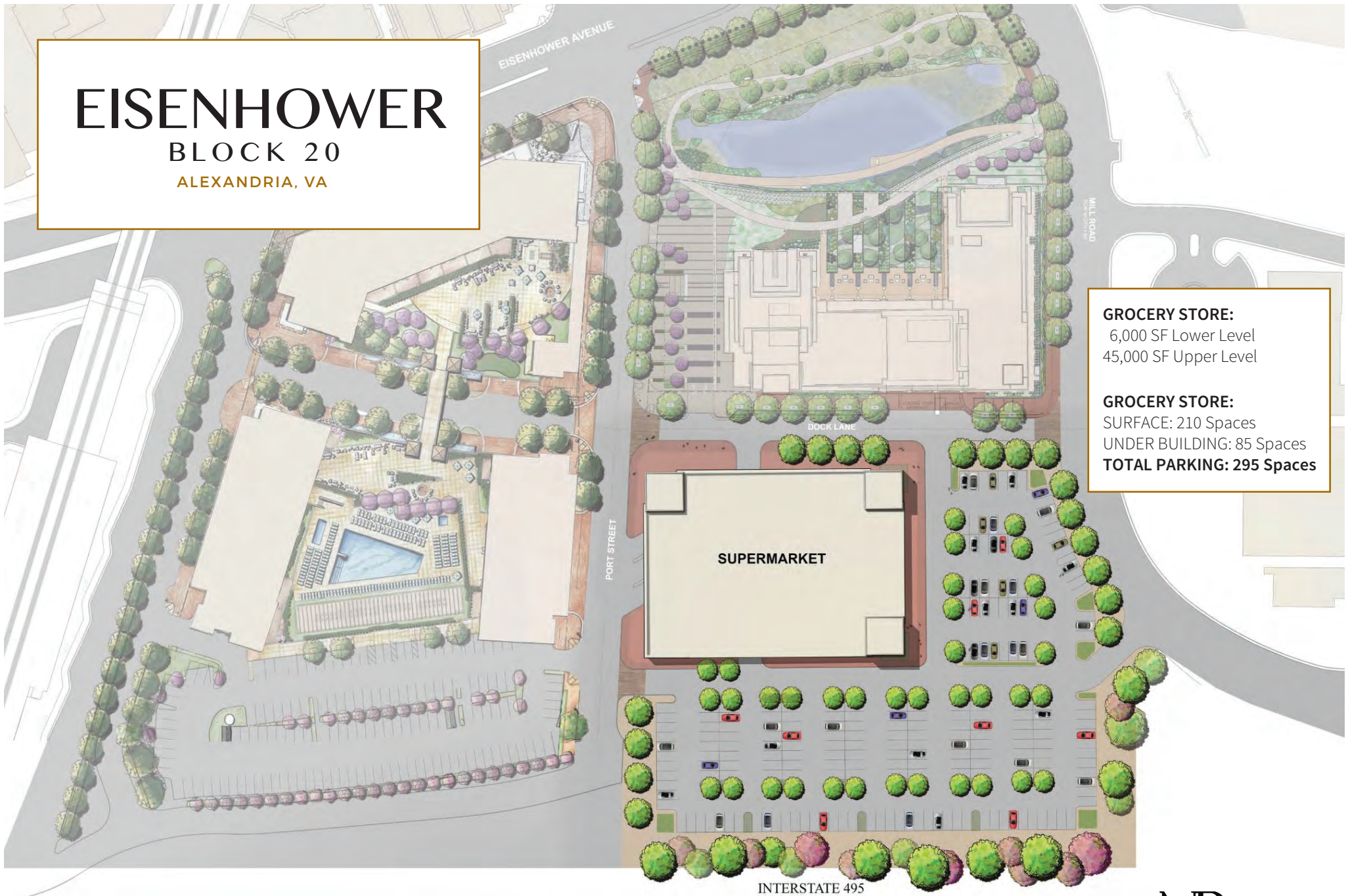
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BLOCK 20
ALEXANDRIA, VA



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BLOCK 20

ALEXANDRIA, VA



GROCERY STORE:
6,000 SF Lower Level
45,000 SF Upper Level

GROCERY STORE:
SURFACE: 210 Spaces
UNDER BUILDING: 85 Spaces
TOTAL PARKING: 295 Spaces

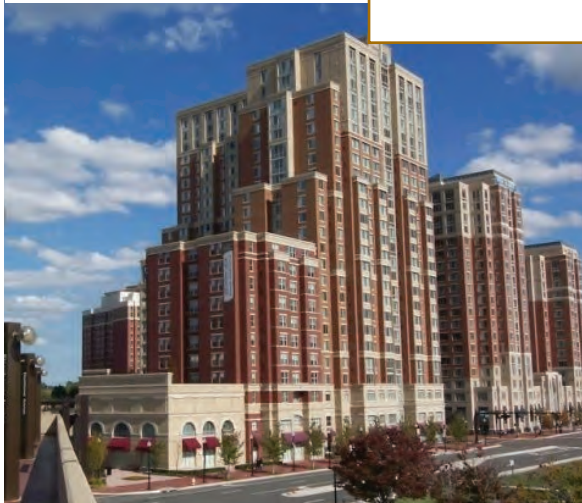
PROPOSED SITE PLAN RENDERING

PLUGGED INTO YOUR NEIGHBORHOOD

NRG
NEIGHBORHOOD
RETAIL GROUP



EISENHOWER
BLOCK 20
 ALEXANDRIA, VA



Carlyle & Eisenhower

Beautiful, high-end red-brick apartment and office buildings set the tone in this area that blends luxury and convenience. Known as the “economic engine of Alexandria,” the neighborhood celebrates innovation at the U.S. Patent and Trademark office and its National Inventors Hall of Fame, while the National Science Foundation, a future anchor, is set to open in 2017.

High-Income Suburb of DC

Like many Alexandria neighborhoods, this is a compact, walkable, high-income suburb of Washington, D.C. Its population consists mainly of professionals working in civil service, U.S. Military or one of the many private companies that provide services to the federal government.

You will find a distinctive mix of old and new, from supper club-style entertainment at the art deco Carlyle Club to afternoon picnics, music festivals and more at John Carlyle Square Park.



NEIGHBORHOOD
 RETAIL GROUP



- 1 Meridian at Eisenhower
- 2 2415 Eisenhower Ave
- 3 Carlyle Place
- 4 Carlyle Mill Apartments
- 5 Eisenhower Block 20
- 6 Meridian at the Carlyle
- 7 Parc Meridian
- 8 Hoffman Town Center
- 9 AMC Hoffman Center 22
- 10 US Patent & Trademark Office
- 11 US District Court
- 12 Hoffman Block 4 & 5
- 13 Eisenhower East Block 11 & 12

**HOFFMAN
BLOCK 4 & 5**

12



- 750,000 SF Residential
- Multi-use retail plus health club, restaurants

**MERIDIAN
at EISENHOWER**

1



- Paradigm property conveniently located near Hoffman Town Center
- 369 luxury apartment units

**2415
EISENHOWER AVE**

2



- Future headquarters for the National Science Foundation
- 2,100 government professionals



**PARC MERIDIAN
at EISENHOWER STATION**

7



- 400+ luxury apartment units
- Central to Eisenhower Avenue, the Beltway, Telegraph Road, and Richmond Highway

**MERIDIAN
at THE CARLYLE**

6



- 400+ luxury apartment units
- Minutes from Old Town

**EISENHOWER EAST
BLOCK 11 & 12**

13



- Residential - 1,200 units
- Proposed site; construction delayed

**CARLYLE MILL
APARTMENTS**

4



OFFICE
RESIDENTIAL

GOVERNMENT
ENTERTAINMENT

PROPOSED SITE
PROPOSED RESIDENTIAL CONSTRUCTION



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EQUAL
HOUSING
OPPORTUNITY

The information contained herein is believed to be accurate but the Landlord or Agent does not warrant or guaranty the accuracy and therefore is subject to change without notice.

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MANAGEMENT
ORGANIZATION®